

LA TOURAINE NOW

Morningside Drive Apartment
Is Sold on 100 P. C. Cooperative Plan by Brokers.

Spotts & Starr, Inc., announced yesterday the completion of the sale on the 100 per cent. cooperative plan to tenant owners of La Touraine, a six story elevator apartment house at 50 Morningside Drive, northwest corner of 115th street. The house has a frontage of 85 feet on 115th street and 100 feet on Morningside Drive, arranged in suites of six and seven rooms, accommodating twenty-four families. The property overlooks Morningside and Central Parks and is adjacent to Columbia University, Teachers College, Barnard School, Horace Mann School, Lincoln Institute and the Cathedral of St. John the Divine. Title to the property has been conveyed to La Touraine Apartments, Inc., the shares of which are owned by twenty-four tenant owners, each of whom will occupy an apartment.

Among the purchasers of apartments who in all probability will become officers of the corporation are: Mervin M. Kerner, professor of law at Columbia University; James L. Hallett, of J. Pierpont Morgan & Co.; George D. Swartz of the Metropolitan Life Insurance Company; and J. de Haas and J. Lewis. The same brokers during the last year have successfully sold on the same plan the Spencer Apartments, opposite Columbia College grounds at 523 West 121st street, housing twenty-four families, and the Woodrow Croft Apartment, occupying the block front on the east side of St. Nicholas avenue, between 169th and 170th streets, accommodating sixty-three families. These buildings are now being successfully operated on the cooperative plan.

Sells Greenwich Village Flats.
Max Marx sold to Bartholomew Shabrook the southwest corner of Bleeker and Charles streets, four five story apartment houses, with stores, 95x75. M. Kerner was the broker in the transaction. The houses are in the heart of Greenwich Village.

To Improve 23d Street Corner.
Plans have been filed for a three story show room building and stores at the northeast corner of Fourth avenue and Twenty-third street for the 303 Fourth avenue Corporation. Gronenberg & Leuchtag, architects, estimate the cost at \$110,000.

Dwelling Market Brisk Again.
For his own occupancy, Bernard P. Martin of the real estate operating firm of Foot & Martin, has bought from Ira F. Finkler the three story dwelling, 17x103, at 27 East Ninety-third street, west of Madison avenue. The brokers were Pease & Elliman.

James L. Van Sant resold to John W. Manns and Alexander Chandler for occupancy, 49 West 130th street, a four story dwelling, 20x100. The broker was J. N. Gitten.

Otto E. Bruger, through the J. M. Kelly Company, sold 23 West 124th street, 25x100, to New York Turnover, Bloomingdale, Carl R. Zaisner, president. It is at present occupied by the Thirty-first Assembly District Republican Club. Porder & Co. sold for Richard Wright, Martin, Jr., to E. B. N. White, the five story dwelling at 171 West 115th street, purchased from Frances E. B. Van Dyck, 151 West Ninety-third street, a three story dwelling, 17x102. Harry Sugarman was the broker.

M. L. & C. Ernst have sold to S. L. Pakas 305 West 100th street, a five story American basement dwelling, 17x100, between West End avenue and Riverside drive.

Leonard Weiss resold to Mrs. Elizabeth Comerford 55 East 123rd street, a three story dwelling, 13x100. John T. Wood was the broker.

Allan A. Ryan Leases Home.
Allan A. Ryan, banker and broker, has taken a home for the winter on Murray Hill. He leased through Pease & Elliman the former residence of the late David B. Van Emburgh at 30 East Thirty-third street from Mrs. Hamilton Fish Keen, who purchased the rest of the property, valued at \$100,000, in June and is renting the property furnished. Last year Mr. Ryan occupied an apartment containing thirty-six rooms on two floors in the house at 903 Park avenue.

Sells the MacArthur.
Charles S. Kohler, Inc., sold for the estate of Mrs. Elizabeth "The MacArthur," 401 Port Washington avenue, southeast corner of 181st street, a six story elevator apartment house, 106.7 feet on 181st street, 100 feet on Port Washington avenue, 107 feet on the southern line and 113 feet on the rear line, containing suites of 4, 5, 6, 7, 8 and 9 rooms, renting for over \$50,000 per annum and held at \$25,000. The property is the property of the late twelve years W. J. Flemming of Jules Nehring, Inc. was the associate broker. Morrison & Schiff, attorneys, represent the purchasers and Robert Bargman, the sellers.

MAX NATANSON SELLS 2 MIDTOWN BUILDINGS
Business Property Market Otherwise Dull.

Max N. Natanson sold to a client of William S. Baker 149 to 155 West Twenty-fourth street, a six story loft building, 83x94, held at \$275,000, and also 29 West Seventeenth street, a twelve story loft building, 35x100, held at \$250,000.

James S. Anderson & Co., with Swanwick & Hobbs, sold for the Monson Real Estate Company, the vacant plot, 25x100, on the north side of 181st street, between Amsterdam and Audubon avenues.

QUEENS-RICHMOND DEALS.
The Stahl estate of Brooklyn sold to Edward E. Stachurski, Jr., a plot 8x100 on Twenty-sixth street, between Crocheron avenue and State street, Broadway, Flushing, for immediate improvement. The Halpern Agency, Inc., recently sold two houses on Hawthorne street, near Central avenue, for Mr. Stepler.

NAVESINK SALE TO-MORROW.
Bryan L. Kennelly, Inc., will sell at public auction to-morrow at Navasink Park, N. J., 250 plots suitable for summer bungalows or permanent homes, and large detached estates on spacious grounds. The sale will be held at 2 P. M. in a large tent on the premises, regardless of weather conditions. The property is near Atlantic Highlands.

\$600,000 WINS BROADWAY BUILDING

Increased Values in Theatre Centre Evident in Sale of Five Story Building.

On a bid of \$900,000 the Hoven Service Building Corporation yesterday took over the five story store and office building at the southwest corner of Broadway and Forty-eighth street at a foreclosure sale conducted by Joseph P. Day in the Real Estate Exchange, at 14 Vesey street. The price paid is nearly double the amount received for the same property eleven years ago and indicates the remarkable rise in realty values in the theatrical district along Broadway in the vicinity of Forty-second street.

The building has a frontage of 51.1 feet on Broadway and 128.4 feet on Forty-eighth street, with westerly and southerly lines measuring 48 and 140.3 feet respectively. Its new owners control two other buildings in the same section on the north side of Forty-sixth street, east of Broadway.

The Hoven Service Building Corporation has as its president Monroe Goldwater, and its secretary Morris R. Altman. It has not fully decided as yet whether it will rebuild on the site of its latest purchase or lease the present building in its entirety for a theatre. With the Strand Theatre the building just sold occupies the entire Broadway block front between Forty-seventh and Forty-eighth streets. It was disposed of in an action brought against the Hoven Realty Company and others by the Commercial Trust Company as trustee to satisfy a mortgage judgment amounting to \$450,000, there being no back taxes on the property totaling \$12,000. The old Brewster Carriage factory, which occupied the site of the present building, was sold by Joseph P. Day in 1910 to Samuel Koller Jacobs, president of the defendant company in the foreclosure proceedings, for \$525,000. Eighteen months later Mr. Jacobs resold it to the Maricler Realty Company for a reported price of \$900,000.

Leases Broadway Corner.
William Alperstein, a client of H. L. and L. Cohen, has leased from Ira F. Finkler the five story flats on the northeast corner of 102d street and Broadway fronting 100 feet on Broadway and 100 feet on 102d street and known as 2450 to 2454 Broadway and 211 West 102d street. The lease is for twenty-one years and calls for an aggregate rental of \$500,000 for the term. Mr. Alperstein intends to make very extensive alterations and improvements to the property and construct stores on the ground floor thereof.

Sales Revealed in Transfers.
The Standard Bank has acquired the three story tenement, with stores, 25x100, at 1890 Third avenue, near 104th street, from Kurt and Sylvia H. Lehmann. Joseph and Celia Andert sold to Julius Levine 427 East Seventy-fourth street, a three story store tenement, 20x103x51 irregular. Monroe and Leona Lorets sold to Ross Mitchell for \$18,000 the four story store tenement, 44x100x5 irregular, at 2 and 4 Bedford street, corner of Houston street.

Goodwin & Goodwin sold for the Wolve Corporation the four story single flat, 25x100, at 160 West Twelfth street, held at \$20,000. Leonard J. and Jackson I. Brightman sold to Samuel Wudrich 1229 Fifth avenue, a five story tenement, with stores, 25x100. Heloise de Forest Haynes sold to William B. Hale 261 West Eleventh street, a four story dwelling, 20x113.

To-day's Auction Schedule.
Joseph P. Day will sell at auction to-night at 8 o'clock 300 building sites at Cedarhurst Park, Cedarhurst, L. I., in the heart of the Cedarhurst Hotel on the property. The property has a large frontage on the Rockaway Turnpike, the new State road connecting Far Rockaway and Rockaway Beach with Jamaica. The property is bounded by Cedarhurst Park, Argyle road and adjacent streets, Cedarhurst is an ideal home community in that its commanding advantage is accessibility. It is thirty minutes from the Pennsylvania Station, with the most constant electric service of the Long Island Railroad, and has trolley transit on cars passing the property to Far Rockaway and Jamaica. Cedarhurst Park is a colony of homes for people of moderate means. The terms of sale have been made easy, only 20 per cent. cash is required, the balance of 80 per cent. may be paid in thirty-six equal monthly payments.

BRONX WILL HAVE NEW COLONY OF BUNGALOWS

The Crystal Building Corporation, Louis Crystal president, and represented by Netter & Netter, as attorneys, has purchased from Margarita d'Andrea the plot of fourteen lots at the northeast corner of Barman avenue and 24th street and will erect on the site fourteen stucco one story five room bungalows, each on a plot 29x100. Work on six of them has already been started. The houses, it is said, will be placed on the market at less than \$7,000 each.

Building and permanent loans running for eleven and one-half years, payable in monthly installments, have been obtained from the Bankers Loan and Investment Company.

Rasmussen & Sauter sold for Rudolph Weiss the one family brick dwelling at 802 Fairmont place to H. R. Landos for occupancy.

Plans were filed yesterday for a five story apartment house at the northeast corner of Valentine avenue and 194th street, 89x90, for the Willis Building Company. David S. Lang, architect, estimates the cost at \$140,000.

BRONX TRANSFERS.
Angelina Lavetola sold the plot, 51.3x110x irregular, on the east side of Creston avenue, 467.11 feet north of 186th street, to the Padula Realty Company, which intends to build a five story apartment house.

John J. McKenna sold the plot, 100x89, at the southeast corner of Creston avenue and Field place, to the P. H. Construction Company, which intends to build a five story apartment house.

Max Jaedler sold to Sylvia H. Cohn 1137 Davidson avenue, a 3 1/2 story dwelling, 52x100, near 194th street. Gustav R. Green Company sold to Morris M. Green 1755 Underhill avenue, a 2 1/2 story dwelling, 25x100. Theresa Margulies sold to Adelaide Foley 1023 Ogden avenue, a three story dwelling.

William Allen sold to the Hanny Realty Corporation the property, 25x100, on the east side of Southern Boulevard, 925 feet south of Jennings street. The F. A. V. Construction Company bought the vacant plot, 50x100, on the east side of Southern Boulevard, 1744 feet south of Jennings street.

Dorothea Essig sold to Frank Glambro the property, 25x100, on the west side of Grand Concourse, 50 feet north of St. Nicholas avenue.

Samuel Braunstein sold the five story apartment house at 2145 Southern Boulevard, held at \$52,000, for B. Kugler and L. Klein.

MORE HOUSING SPACE PLANNED IN BROOKLYN

Builders Will Provide Flats and Homes; Other Deals.

Shampian & Shampian, architects, have filed plans for a four story apartment house to be erected on the southeast corner of Nineteenth avenue and Eighth street, Brooklyn, on a plot 100x100, for the Dyker Construction Company, owners, to cost \$175,000.

The newly formed Sutter-Hendrix Corporation, of which Robert Minis is president, will erect at the southwest corner of Sutter avenue and Hendrix street a four story apartment house with stores on a plot 100x100. The house, which is to cost \$175,000, will contain thirty-five suites. Edward M. Adelson drew the plans and Max Panty has the general contract. S. Hollinger, attorney, represents the building company.

The newly incorporated Bellam Realty and Construction Company will undertake the erection of a group of one family dwellings on Thirty-second street, near Avenue G, in the Vandewater Park section. The company, which is represented by I. Sargent, attorney, has for

directors L. G. Gustam, G. Sargent and A. M. Katsky.

M. C. O'Brien sold 551 St. Johns place, a six family apartment house, 27x100, for Adam Dotler; also 234 Underhill avenue, a three story store and apartment house, 18x30, for Meyer Tann. The same broker leased 1735 Bedford avenue for the Harris Garage Corporation to the Fiat Motor Company for a salesroom.

Buikley & Horton Company sold 103 Putnam avenue, between Clason and Franklin avenues, a three story frame store property, 20x100, for A. Levy. Kiloone Bros. sold a plot 37.6x100 on Fifty-second street, near 194th street, for James McDonald to A. D. Berwitz, and for Peter Smythe a lot 20x100 on Thirteenth avenue, near Sixty-second street, to Ciro Didone.

Henry Pierson & Co., Inc., sold 533 President street, a three story dwelling, 21x100, to Catherine Healey.

REALTY NOTINGS.

The 235-237 West Fifth Street Corporation avenue, recently bought the garage at that address, paid \$150,000 for it, according to deeds filed yesterday.

Peter Greenberg is the buyer of 518 East Eighty-second street, sold recently. Shaw, Rockwell & Sanford have been appointed agents of 452 Lenox avenue.

REAL ESTATE AT AUCTION.

Mrs. WM. ZIEGLER, Sr.
has ordered the

Absolute Auction Sale Of Her Country Estate

consisting of a

24-Room Elizabethan Mansion and 11 Acres of Land

in the most beautiful part of RIDGEFIELD, CONN.

Frontages on Main St., King's Lane and High Ridge Ave.

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AUGUST 27th
At 3 P. M. on the Premises

70% on Mortgage at 6%

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Westchester—Sale or Rent.

A \$10 BILL

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Park, close to city and station and

the heart of the city. The property is

large, but the fact that we advertise such

easy terms does not mean that these im-

proved lots should be considered as being

cheap. Improved lots have been in the

last few weeks in this property, having an ADIRONDACK setting, yet within sight of the city.

Come out and look them over.

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12 E. 44th St., N. Y. C. Murray Hill 729.

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CHOICE NEW ROCHELLE HOMES.

REYNOLDS & SONS.

Successors to ALLABOUGH & SON, 25 North Ave., New Rochelle.

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(Saturday, Aug. 27, 1921)

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